

**Village of Mackinaw City
Regular Meeting
Planning Commission
September 25, 2008
Approved Minutes**

Members: Rob Most (Chairman), Jeff Hingston, Doc Taylor (resigned) Florence Tracy, Mary Clark, Bo Whipke, Paul Allers, Rosada Mann and Nancy Dean
Staff: Jeff Lawson (Village Manager), Leigh Ann Moscato (Staff Secretary)
Guests: Joan Leal, Sandy Planisek, Dick Moel, Paul Gingrass, Nancy Porter

REGULAR MEETING		Regular Meeting
1	Call to order and welcome	Call to order
2	Meeting called to order at 7:09 p.m. by Chairman Most. Roll call members present: J. Hingston, F. Tracy, M. Clark, R. Most, B. Whipke, P. Allers, R. Mann and N. Dean. Members absent: None (D. Taylor not present – resigned August 28, 2008)	Roll Call
3	Pledge to Flag was recited.	Pledge to Flag
4	Motion Allers supported Dean to approve the minutes of the Special Meeting held on September 11, 2008, as presented. Voice vote – all ayes. Motion carried unanimously.	Review and approval of minutes
5	There were no public comments presented.	Public Comment
6	NEW BUSINESS	New Business
6A	Staff provided a general review of the Frank Nephew Site Plan Review Application (NCD L.L.C., Nancy Porter). -Proposed building is a one-story commercial retail building. -Zoning requires two parking spaces. -Plan provides for adequate storage area, restrooms, delivery area and retail shop area. -Garbage removal utilizes the use of the Joanne’s Fudge dumpster facilities. -Coach lamps were identified on the plan to eliminate the intrusion of light onto adjacent property. -There was discussion on placement and enclosure of the Joanne’s Fudge dumpster. Staff will review the site and notify the owner whether or not an enclosure is required. -There was discussion on requiring the placement of vinyl siding or sheeting on the east side of the building. Although zoning does not require this, the property owner welcomed the recommendation and felt it was in the best interest of her building. Motion Hingston supported Mann to recommend to the Village Council the approval of the Nephew Site Plan for 301 E. Central Avenue, Unit 6, as presented. Voice vote – all ayes. Motion carried unanimously.	Site Plan Review – Frank Nephew, 301 E. Central Ave, Unit 6

7	OLD BUSINESS	Old Business
7A	<p>Discussions continued with regard to Mixed Commercial Residential, General Commercial, Commercial – Tourism Lodging, Commercial – Downtown Tourism, Lakefront Commercial Viewshed Protection.</p> <p><u>7 Mixed Commercial Residential:</u> This focuses on the Third Street and Railroad Avenue area and links residential and commercial uses. The proposed future use map identifies that this area would be developed commercially, i.e. small office buildings. This area would continue to allow ferry boat parking. The current zoning provides for off site parking within this area.</p> <p>Located within this area is Dry Dock Lake, which is the Village’s natural drainage basin. The Village has had a continued interest in the purchase of Dry Dock Lake, which is mentioned in the current recreation plan. Should there be an opportunity to purchase Dry Dock Lake, easements would need to be obtained from adjacent property owners to gain additional access to the property.</p> <p><u>8 General Commercial:</u> Located within this area are Mackinaw Bay, the Crossings, Next Door Food Store, Welcome Center, Nicolet Inn, and employee housing, which supports the use of a commercial service district. Maximum building height in the area was reviewed. Current building height next to the interstate is 30 feet. A building height study was completed from the highway corridor.</p> <p>Commissioners discussed changing the zoning in this area to protect the view to the water from the interstate (restricting building height, requiring sloped roofs, etc.) Staff was directed to provide additional language that will protect the view plain to the water from the interstate.</p> <p>The installation of sidewalks along the southern portion of Nicolet Street was discussed due to the high volume of foot traffic in this area during the summer.</p> <p><u>9 Commercial – Tourism Lodging:</u> This area refers to the B2 district and some areas located on Old 31. This is primarily a hotel district. It is the waterfront commercial district. Form based provisions were reviewed and defined as it relates to building façade, use of material, step backs, etc.</p> <p>There was a lengthy discussion on combining and defining the Commercial Tourism Lodging and Lakefront Commercial Viewshed Protection sections together as it relates to the protection of viewshed. There was concern of the two different areas on South Huron Avenue and what the future use would be from the State Dock north and from the State Dock south. There was also discussion on the substantial differences in use between the B2 and MC district. Each area would need be defined separately by use, which may not be appropriate in both instances.</p>	Master Plan – Continued Review of Future Land Use Goals Chapter

	<p>There was further discussion on modifying language within section 9 Commercial – Tourism Lodging and section 11 Lakefront Commercial Viewshed Protection.</p> <p>Most called Recess 8:35 pm. Meeting resumed at 8:43 p.m. by Most.</p> <p>The board addressed the need to define MC and B2 District uses before language can be modified in the Future Use Land Use section of the Master Plan. Provisions and characteristics of the MC District still need to be determined by the board.</p> <p>The board redirected Staff to modify the language so it describes the individual uses of each district as it relates to zoning and interpretation. Staff was directed to describe the MC District as it looks today within the zoning ordinance.</p>	
7B	<p>The State of Michigan brought Dan Burden to the community to complete a walkability study through a state grant. A positive response was received by the community for the study and presentation.</p> <p>Mr. Burden provided a general overview of the community, districts, corridors, placement of benches, displays, etc. Some areas of improvement were larger crosswalk stripes, bike trail signage, develop future bike and walking plans. The overall presentation reflected many positive aspects of the Village.</p>	Walkability Discussion
8	<ul style="list-style-type: none"> -Construction on the State dock looks great. -Request to discuss ferry boat parking. -Request to discuss a buffer zone in the R4 district. -A copy of the Parks and Recreation Plan was provided for review and comment for the November 6, 2008 public hearing. -Michigan State University Extension provided an opportunity for the Planning Commission to participate in a new workshop. -A draft copy of the Planning Commission By-Laws was provided for review and comment. 	Commissioner Comments
9	The next Regular Meeting is scheduled for October 23, 2008 at 7:00 p.m.	Commissioner Calendar
10	Motion Allers supported Tracy to adjourn at 9:36 p.m. Voice vote – all ayes. Motion carried unanimously.	Adjournment

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary